

**STAFF REPORT**  
**PLANNING COMMISSION**

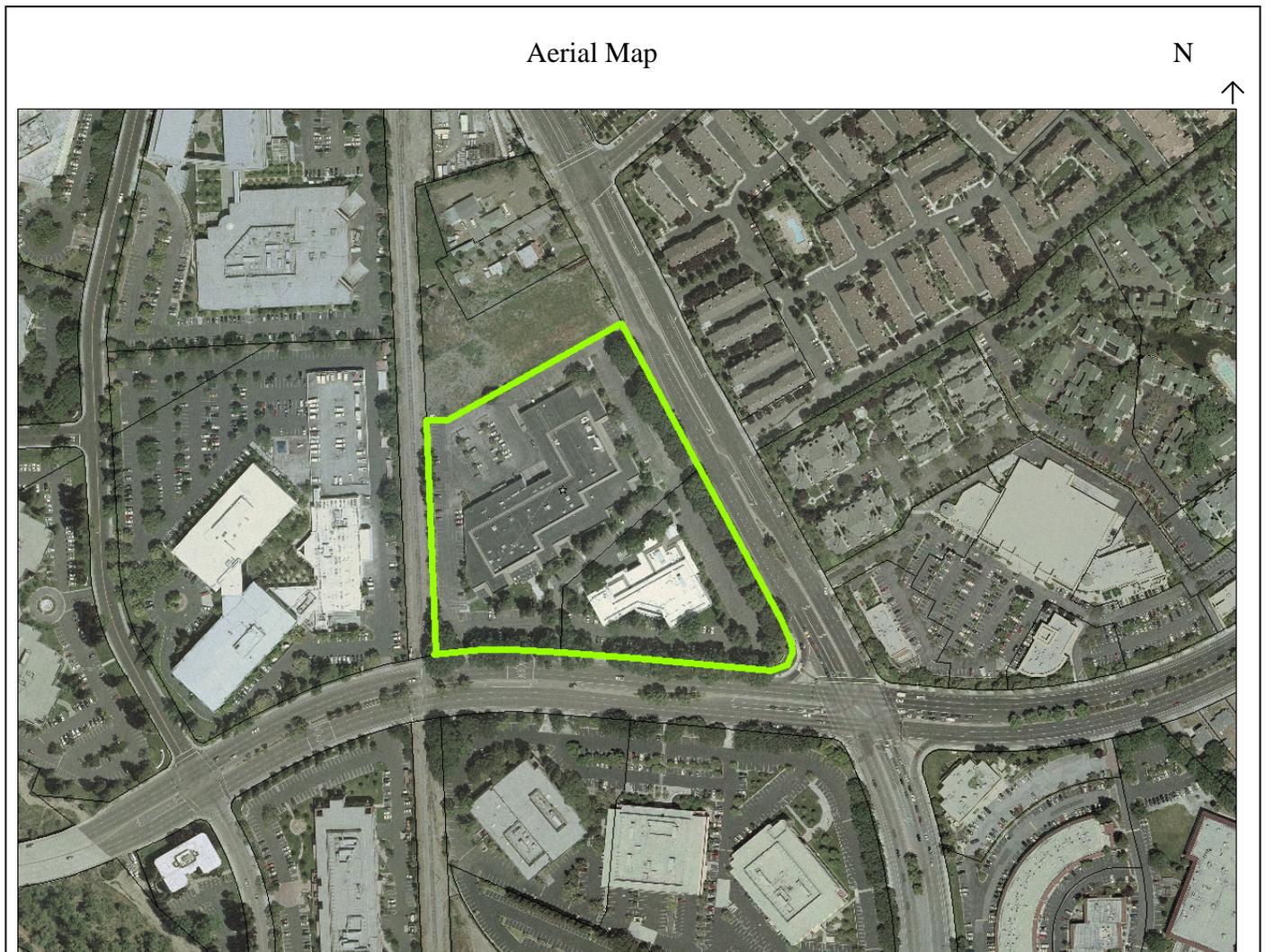
**FILE NO.: CPA08-057-01**

**Submitted: 03/23/2011**

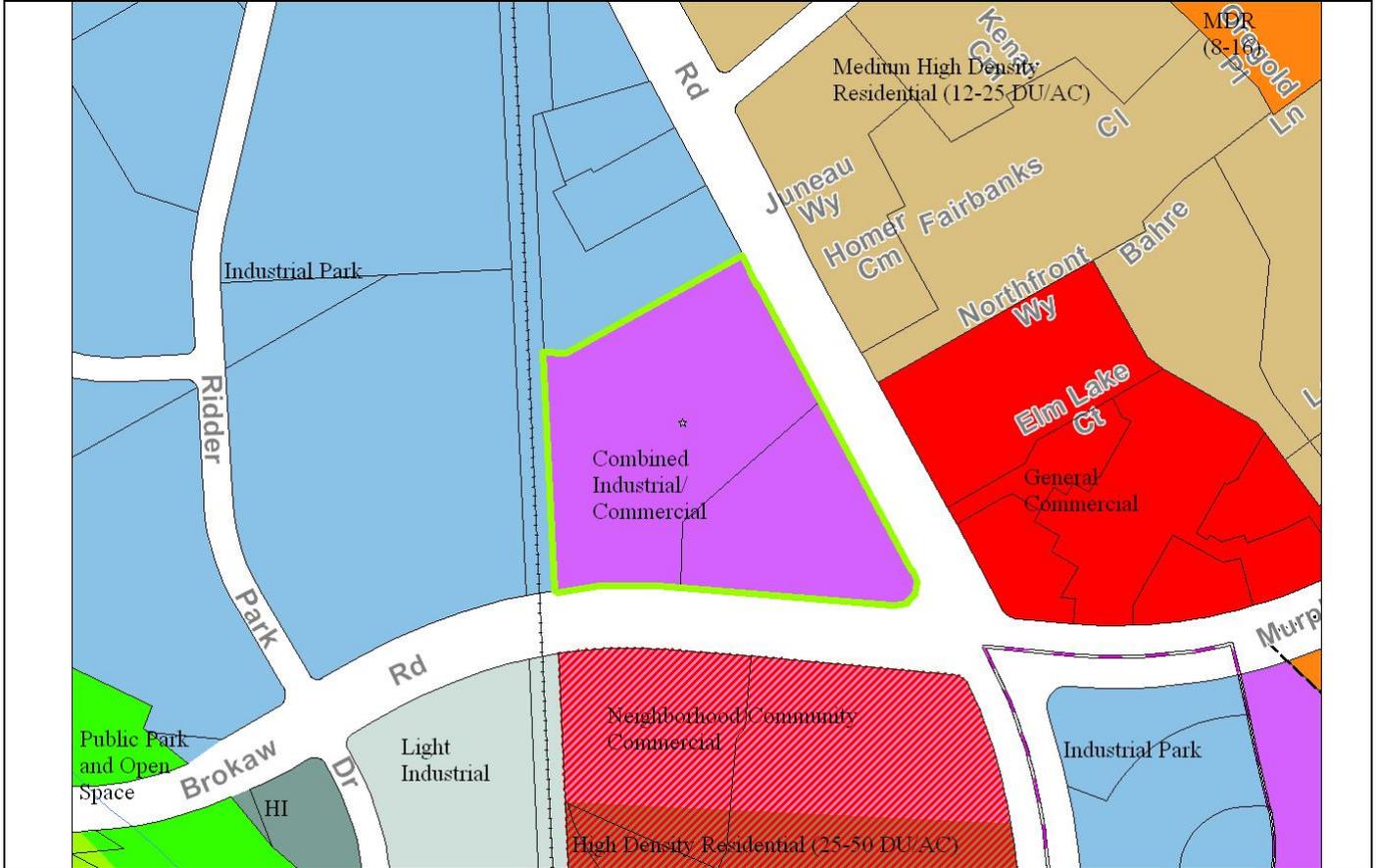
**PROJECT DESCRIPTION:** Conditional Use Permit Amendment to allow 24-hour use of a health club/fitness center in a previously approved, but not yet constructed, 45,000 square-foot building in a shopping center on an 8.19 gross-acre site.

**LOCATION:** Northwest corner of East Brokaw Road and Oakland Road (1075 East Brokaw Road).

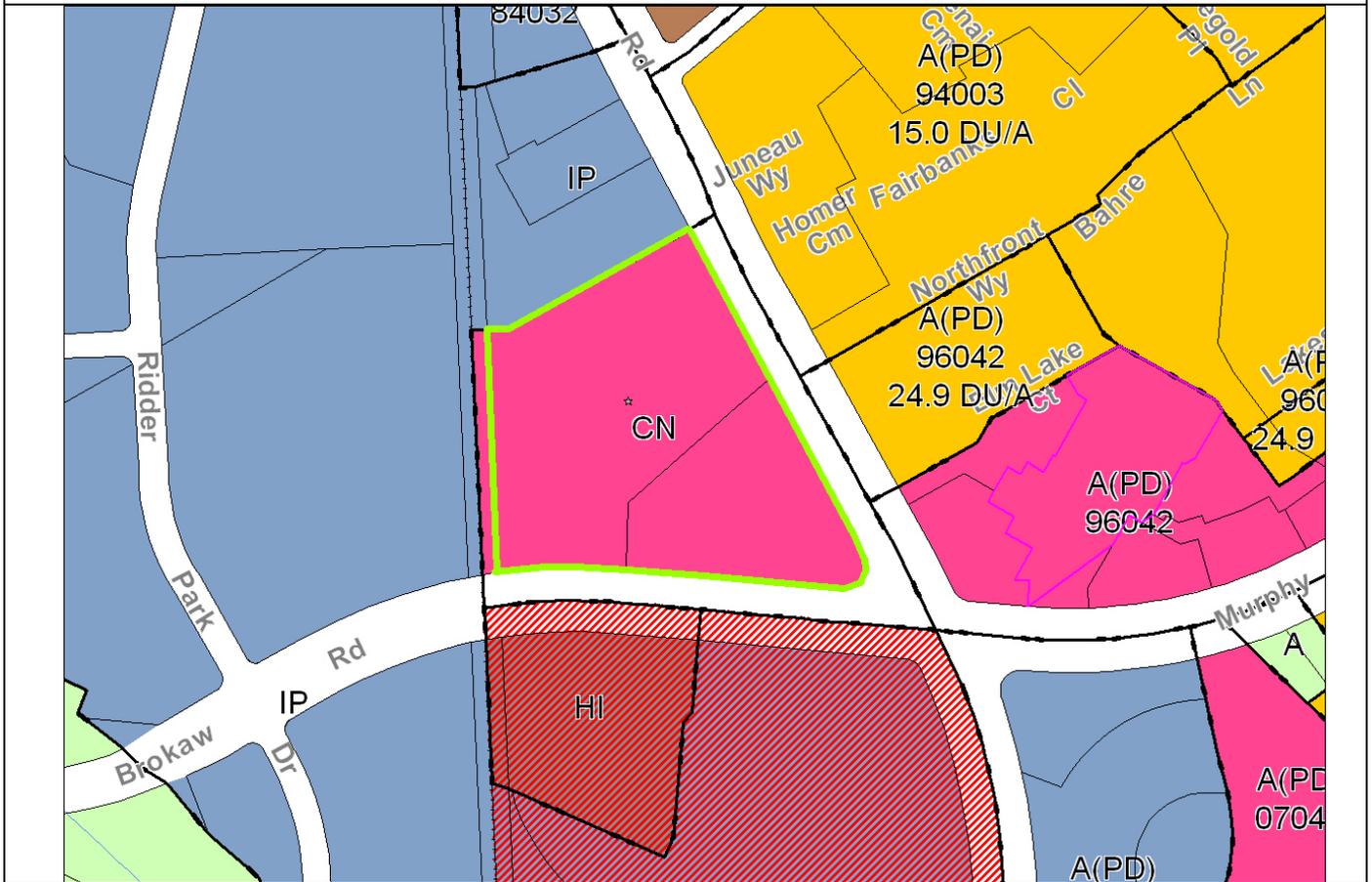
Existing Zoning	CN-Commercial Neighborhood
Proposed Zoning	No change
General Plan	Combined Industrial/Commercial
Council District	4
Annexation Date	02/26/1960
SNI	None
Historic Resource	N/A
Redevelopment Area	Rincon de Los Esteros
Specific Plan	N/A



### GENERAL PLAN



### ZONING



## **RECOMMENDATION**

Planning staff recommends approval of the proposed Conditional Use Permit Amendment for the following reasons:

1. The project conforms to the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Combined Industrial/Commercial.
2. The proposed project conforms to the City Council Policy 6-27: Evaluation of 24-Hour Uses.
3. The proposed project is compatible with the surrounding land uses.
4. The proposed project is exempt from environmental review under CEQA.

## **BACKGROUND**

On March 23, 2011 Scott Athearn, on behalf of Dollinger Properties, requested a Conditional Use Permit Amendment to allow 24-hour use of a health club/fitness center in a previously approved, but not yet constructed, 45,000 square-foot tenant space in a 101,985 square-foot neighborhood shopping center, on an 8.19 gross-acre site. The City of San Jose Zoning Ordinance requires a Conditional Use Permit or Amendment for operation of commercial uses between 12:00 a.m. and 6:00 a.m. in the CN-Commercial Neighborhood Zoning District.

The proposed shopping center will be able to be accessed from multiple proposed driveways on Oakland Road and East Brokaw Road. The subject site is surrounded by industrial uses to the north, south and west. Single-family attached residential uses and a neighborhood shopping center are located to the east across Oakland Road.

## **Project Description**

The proposed 24-hour health club operation is for an approximately 45,000 square-foot tenant space in a previously approved 101,985 square-foot shopping center that is planned to have a mix of commercial uses that are allowed in the CN-Commercial Neighborhood Zoning District per the recently approved Conditional Use Permit (File No. CP08-057). Already approved conditional uses for the larger shopping center include a drive-through pharmacy with off-sale of alcohol and another 15,000 square-foot tenant space with off-sale of alcohol anticipated to be a full-service grocery store.

The health club/fitness center will share its parking with other tenants in the shopping center. Per the City of San Jose Zoning Ordinance parking standards, neighborhood shopping centers that are greater than 100,000 square feet, such as this, have a minimum parking requirement of one space per 225 square feet of net floor area. Allowing 24-hour use of the health club/fitness center in the previously approved 45,000 square-foot retail building will not result in any increase in parking demand for the site.

## **ANALYSIS**

All site and building design issues have been addressed with previously approved permits. Therefore, the analysis of this proposal is based on 1) consistency of the proposal with City Council Policy 6-27: Evaluation of 24-Hour Uses; and 2) conformance with the General Plan.

## **City Council Policy 6-27: Evaluation of 24-Hour Uses**

The City Council Policy, Evaluation of 24-Hour Uses, is intended to assure compatibility of uses operating between 12:00 midnight and 6:00 a.m. with surrounding land uses. The policy states there is a general public need for some late night services, especially for shift workers, but there are potentially significant problems with such uses including proximity to residential uses, crime, gang activity, drugs, litter, loitering and noise.

### Area Use Compatibility

Per the Policy, 24-hour uses should not be approved unless the facility can operate without detriment to nearby residential uses or the general welfare of the surrounding area. Generally, 24-hour uses should not be located within 300 feet (measured from the building entrance and “Designated Parking Area” or “Outdoor Use Area” to the residential property line) from any property residentially zoned, planned, or used.

*Analysis:* The proposed tenant space for the fitness/health club is located in a neighborhood shopping center. The building/tenant space entrance is approximately 350 feet from the nearest residentially zoned parcels located to the northeast across Oakland Road from the shopping center site. The designated parking area for the health club is approximately 200 feet from the nearest residential parcels. There is a pad building along Oakland Road between the parking area and residential uses. This pad building functions as a buffer between the health club and residential uses to insulate noise, light, and activity in the health club building and parking lot from the residences on the northeasterly side of Oakland Road.

Oakland Road is a major thoroughfare for commuters and freight that generates road noise from automobile and truck traffic. The noise level adjacent to Oakland Road has been documented to be above 65 decibels DNL, although most of this noise is generated from traffic occurring between 6:00 a.m. and 10:00 p.m. The proposed health club operations will occur only indoors in a tenant space within an approved but not yet constructed commercial building.

Parking is more than adequate for the health club during its proposed expanded hours of operation from 12 midnight to 6:00 a.m. when other uses in the shopping center are closed. Based on these factors, staff concludes that the proposed use is compatible with the surrounding neighborhood.

### Police Issues

Per the Policy, crime statistics and police safety issues that are directly related to uses operating between 12:00 midnight and 6:00 a.m. should be analyzed and considered in determining the appropriateness of 24-hour uses. The Chief of Police should provide a written memorandum with this analysis, including a recommendation with conditions. Conditions may be imposed to monitor 24-hour uses and minimize nuisance activities. These conditions may include requirements such as interior or exterior security guards, video cameras, additional lighting, limited occupancy, and modifications of controls or procedures to increase effective law enforcement. The likelihood of impacts caused by the disorderly conduct of late night patrons on the surrounding neighborhood should be considered in the review process, especially as it relates to proximity of residential uses.

*Analysis:* The San José Police Department in their e-mail correspondence dated April 26, 2011 stated that they had no concerns about the proposed 24-hour use. To manage any potential problems with excessive noise, nuisance, loitering, vandalism or other behavior that is disruptive to the neighborhood, Planning staff has included permit conditions in the draft resolution addressing graffiti, litter, hours of operation, and security. The site design provides good opportunities for Police surveillance from the street.

**GENERAL PLAN CONFORMANCE**

The project conforms to the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Combined Industrial/Commercial, in that 24-hour use of a health club/fitness center is a commercial use that, as conditioned, is compatible with surrounding commercial and industrial uses, as well as nearby residential uses, and can complement these uses by facilitating healthful activities for employees and residents in the immediate area.

**ENVIRONMENTAL REVIEW**

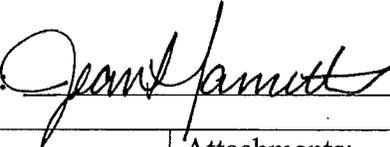
Under the provisions of Section 15303(c), New Construction or Conversion of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The subject tenant space was previously approved with environmental clearance under CP08-057. The new proposal is to allow 24-hour use of the previously approved tenant space. This proposal does not include any site or architectural changes to the previous approvals.

**PUBLIC OUTREACH**

A community meeting is scheduled for the evening of May 2, 2011. Property owners and tenants located within a 500-foot radius of the subject site were jointly mailed a community meeting notice and a notice of the public hearing notice for the Planning Commission hearing scheduled for May 11, 2011. Staff will report verbally at the hearing about any concerns that might be raised. The Planning Commission's agenda is posted on the City of San José's website along with this staff report. Staff has been available to answer questions and discuss the proposal with members of public.

**CONCLUSION**

The proposed Conditional Use Permit Amendment will allow for 24-hour operation of a health club/fitness center in a previously approved but not yet constructed neighborhood shopping center in an area of the city that is currently underserved by commercial uses and represents a boost in economic development for the City. As conditioned, the 24-hour use of the health club meets all criteria as set forth by City policy and should not impact nearby residential uses. The subject 24-hour operation is proposed as a component of the larger retail tenant uses in the center and meets the criteria for approval as identified in the Zoning Ordinance.

**Project Manager:** Jenny Nusbaum    **Approved by:**     **Date:** 04/29/2011

Owner/Applicant:	Attachments:
Scott Athearn Dollinger Properties 555 Twin Dolphins Drive, Suite 600 Redwood City, CA 94065	Draft Resolution Exemption Plans

## **RESOLUTION NO. \_\_\_\_\_**

Resolution of the Planning Commission of the City of San José granting a Conditional Use Permit Amendment to allow after-midnight use from 12:00 a.m. to 6:00 a.m. for a health club/fitness center in a previously approved 45,000 square-foot building in a shopping center on an 8.19 gross-acre site located on the northwest corner of East Brokaw Road and Oakland Road (1075 East Brokaw Road).

### **FILE NO. CPA08-057-01**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on March 23, 2011, an application (File No. **CPA08-057-01**) was filed for a Conditional Use Permit Amendment to allow after-midnight use for a health club/fitness center in a previously approved 45,000 square-foot building in a shopping center on an approximately 8.19 gross-acre site located on the northwest corner of East Brokaw Road and Oakland Road (1075 East Brokaw Road), and

WHEREAS, the subject property is all that real property described in Exhibit “A,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, “Brokaw Commons North, San Jose, California,” dated February 24, 2011. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. On March 23, 2011 the applicant, Scott Athearn, representing Dollinger Properties, filed a Conditional Use Permit Amendment to allow after-midnight use from 12:00 a.m. to 6:00 a.m. for a health club/fitness center in a previously approved 45,000 square-foot building in a shopping center.
2. The subject site is located on the northwest corner of East Brokaw Road and Oakland Road (1075 East Brokaw Road).
3. The subject property is in the CN-Commercial Neighborhood Zoning District.
4. The addition of a 24-hour use on the subject site requires a Conditional Use Permit or Amendment.
5. A Conditional Use Permit Amendment may be issued for 24-hour use of a health club/fitness center if the Planning Commission makes the findings required by Title 20 of San José Municipal Code.
6. The Zoning Ordinance requires no additional parking for approval of a Conditional Use Permit for 24-hour use beyond that required for the subject Permitted Use that operates as-of-right from 6:00 a.m. to 12:00midnight.
7. A previously approved Conditional Use Permit (File No. CP08-057) allows the development of a shopping center including the 45,000 square-foot building to be used for the subject health club/fitness center.
8. The above-mentioned development is approved and not yet constructed.
9. The subject site is designated Combined Industrial/Commercial in the San Jose 2020 General Plan Land Use/Transportation Diagram.
10. The 24-hour health club/fitness center is a commercial use consistent with this land use designation.
11. The closest residentially zoned parcel is approximately 290 feet from the subject building.
12. A pad building will be constructed between the building entrance of the subject use and closest residential property.

13. The primary policies applicable to the review and analysis of this project are City Council Policy 6-27: Evaluation of 24 Hour Uses.
14. A community meeting for the subject project was held on May 2, 2011. Property owners and tenants within 500 feet of the subject property were mailed notices of this meeting.
15. The City sent public hearing notices for this project to all property owners and tenants within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with members of the public.
16. The Director of Planning has determined that the proposed 24-hour use is categorically exempt from environmental review under CEQA.
17. Any permitted commercial facilities on the site may remain open between the hours of 6:00 a.m. and midnight by right per Title 20 of the San José Municipal Code.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project conforms to City Council Policy 6-27: Evaluation of 24 Hour Uses.
4. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed uses at the location requested will not:
  - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
  - b. Impair the utility or value of property of other persons located in the vicinity of the site;  
or
  - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:

- a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
- b. By other public or private service for facilities as are requested.

In accordance with the findings set forth above, a Conditional Use Permit Amendment to use the subject property for said purposes specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit amendment except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

### **CONDITIONS**

This Conditional Use Permit Amendment shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit Amendment.** Per Section 20.430.290(B), should the permittee fail to file a timely and valid appeal of this Permit Amendment within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the applicant:
  - a. Acceptance of the Permit Amendment by the permittee; and
  - b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this permit amendment or other approval and the provisions of Title 20 applicable to such Permit Amendment.
2. **Permit Amendment Expiration.** This Conditional Use Permit Amendment shall automatically expire four years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit Amendment, if within such four-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit Amendment. The date of adoption is the date the Resolution granting this Conditional Use Permit Amendment is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit Amendment pursuant to Title 20 of the San Jose Municipal Code.
3. **Use Authorization.** This Conditional Use Permit Amendment authorizes the following uses to be implemented on the property subject to the terms of this permit amendment:

- a. After midnight hours (24 hour use) of operation for a health club/fitness center in a 45,000 square-foot building on the subject site.
  - b. Outdoor loading and recycling shall be limited to operations between 6:00 a.m. and 12:00 midnight.
  - c. All activities associated with this use shall be conducted indoors.
4. **Previous Permits.** Unless specifically modified with this permit, all condition noted in Permit File No. CP08-057 shall remain in full force and effect.
  5. **Conformance with Plans.** The use of this property shall conform to approved plans entitled, "Brokaw Commons North, San Jose, California," dated February 24, 2011 on file with the Department of Planning, Building and Code Enforcement.
  6. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
  7. **Maximum Occupancy.** The project operator shall comply at all times with the occupancy limit provided by the San José Fire Department.
  8. **Ventilation.** Adequate ventilation, including but not limited to mechanical ventilation, shall be provided so that openings to the outside can be closed when indoor areas of the health club/fitness center are at full capacity.
  9. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
  10. **Cleaning and Security.** Property owner/developer shall be required to participate in the shopping center management program for the cleaning and security patrol of the area around the subject building and associated parking areas.
  11. **Permittee Responsibility.** The permittee shall ensure that the use authorized by this Permit Amendment is implemented in conformance with all of the provisions of the Permit File No. CP08-057.
  12. **Discretionary Review.** The Director of Planning maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit incorporated by reference in this Permit Amendment in accordance with the San José Municipal Code.
  13. **Revocation, Suspension, Modification.** This Conditional Use Permit Amendment may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing

in accordance with Part 2 of Chapter 20.430 of Title 20 of the San José Municipal Code, it finds:

- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of noncompliance; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

**ADOPTED** and issued this **11<sup>th</sup> day of May 2011**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Chairperson

ATTEST:

Joseph Horwedel, Secretary

Deputy

**NOTICE TO PARTIES**

*The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.*

**STATEMENT OF EXEMPTION**

**FILE NO.** CPA08-057-01

**LOCATION OF PROPERTY** Tenant space in a building in a shopping center on the northwest corner of East Brokaw Road and Oakland Road (1075 East Brokaw Road).

**PROJECT DESCRIPTION** Conditional Use Permit Amendment to allow 24-hour use for a previously approved fitness center on a 8.19 gross-acre site in the CN-Commercial Neighborhood Zoning District.

**ASSESSOR'S PARCEL NUMBER** 237-03-073

**CERTIFICATION**

Under the provisions of Section 15303(c) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

**15303. (c) New Construction or Conversion of Small Structures**

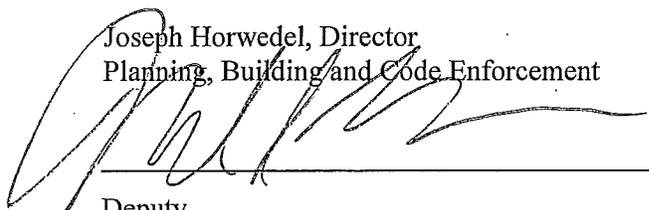
Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The subject tenant space was previously approved with environmental clearance under CP08-057-01. The new proposal is to allow 24-hour use of the previously approved tenant space. No other changes to the previously approved project are proposed.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

Date: April 25, 2011

  
Deputy

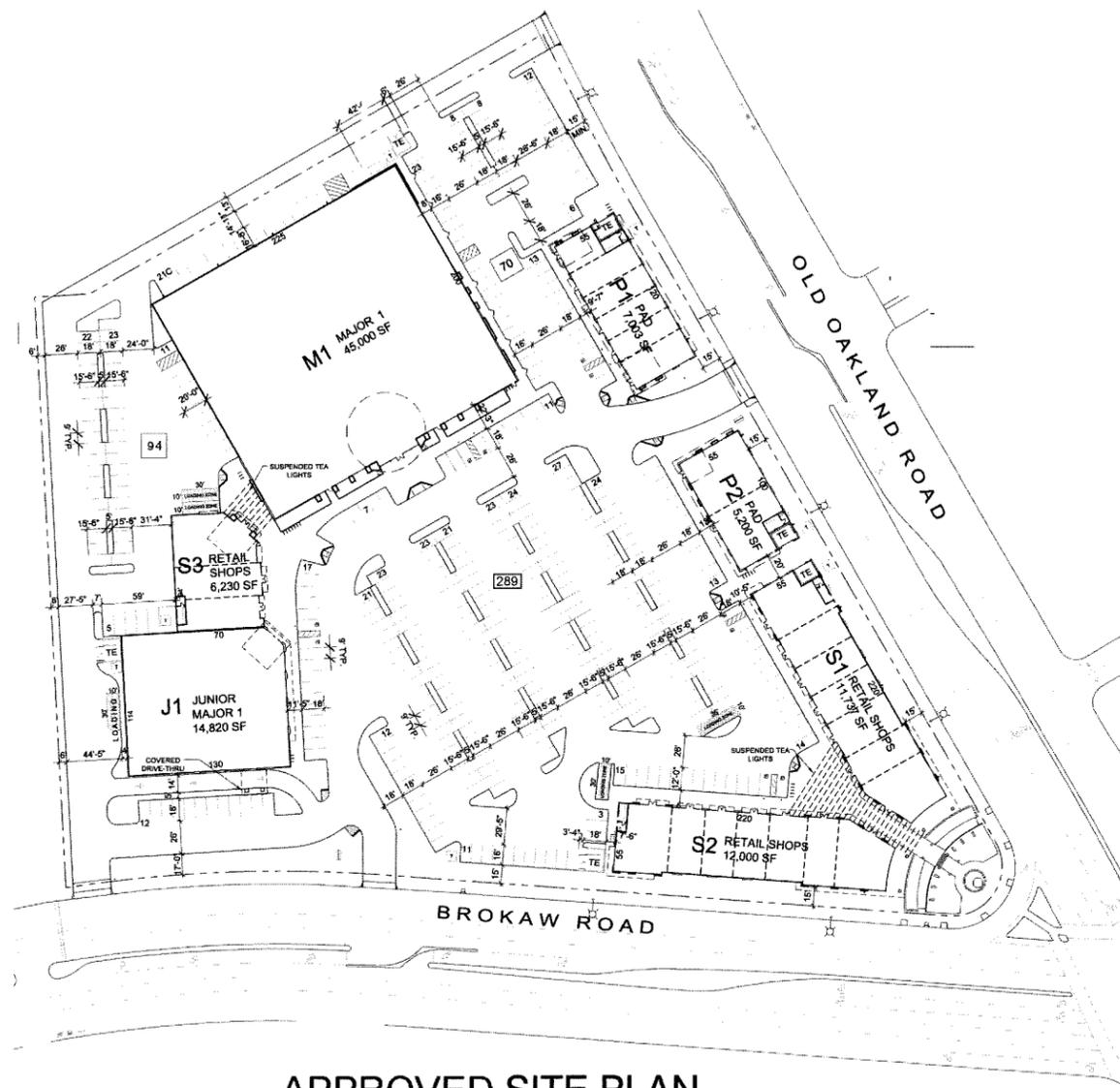
Project Manager: Jenny Nusbaum

TABULATION

APPROVED  
SITE PLAN

SITE AREA:	+/-356,715 SF(8.19AC)
BUILDING AREA:	101,990 SF
F.A.R.	28.6%
PARKING PROVIDED:	452 STALLS
PARKING REQUIRED:	386 STALLS
BIKE PARKING PROVIDED:	29 STALLS
BIKE PARKING REQUIRED:	29 STALLS
STANDARD STALLS:	300 STALLS
COMPACT STALLS:	155 STALLS
RATIO:	4.5/1000

\*NOTE: LATE NIGHT HEALTH CLUB USE IS PROPOSED FOR THE M1 MAJOR 1 TENANT SPACE



APPROVED SITE PLAN



KENNETH RODRIGUES & PARTNERS INC  
445 NORTH WHISMAN RD., SUITE #200  
MOUNTAIN VIEW, CA 95036-5070

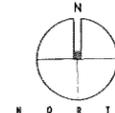
BROKAW COMMONS NORTH

SAN JOSE, CALIFORNIA

DOLLINGER PROPERTIES

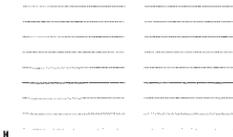
COMPARATIVE SITE PLAN

K R P 24.571



N O R T H

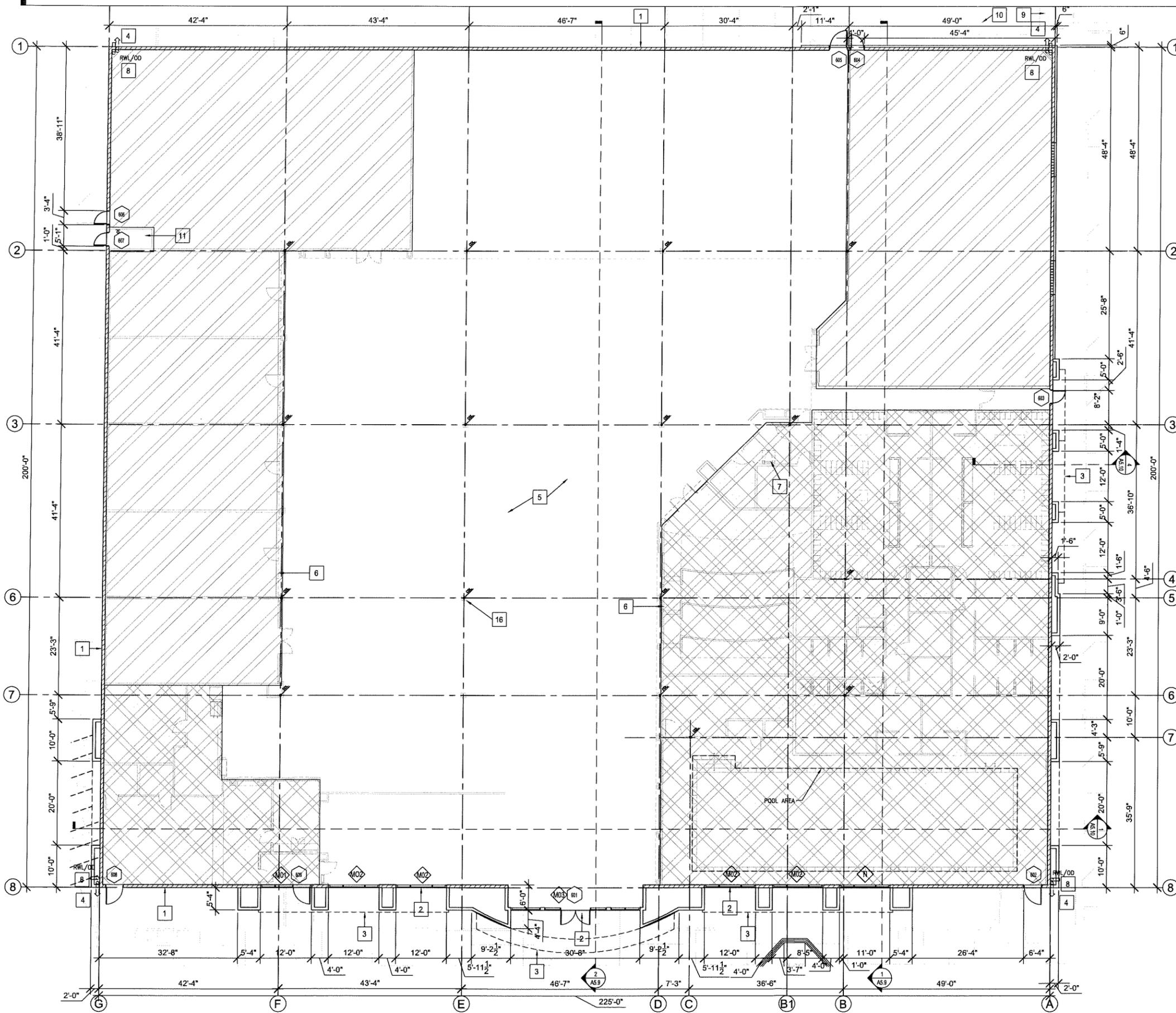
A1



02.24.11

DESIGN ARCHITECT: SGPA

EXECUTIVE ARCHITECT: KRP



45,186 SF

FLOOR PLAN 3/32 1

### LEGEND

EXTERIOR WALL  
 EXTERIOR FINISH SYSTEM OVER  
 12" CMU WALL INSULATED CELLS, U=0.300

GRADED SLAB PAD AREA: BY  
 DEPRESSING 2 5/8" BELOW  
 TYPICAL PAD/SLAB HEIGHT.  
 FOR LA FITNESS DEPRESSED  
 CONCRETE SLAB IN AREA  
 CONTAINING WOOD FLOOR.

SHADED AREA TO  
 LEAVE OUT CONCRETE  
 SLAB FOR PLUMBING  
 AND SWIMMING POOL.

RWL RAIN WATER LEADER  
 OD OVERFLOW DRAIN  
 DOOR TYPE DESIGNATION, SEE  
 DOOR SCHEDULE  
 WINDOW TYPE DESIGNATION,  
 SEE WINDOW SCHEDULE

### GENERAL NOTES

- NOT ALL NOTES APPLY TO THIS SHEET
- GC TO VERIFY WITH OWNER EXACT LOCATION OF S.S. AND GREASE LINES PRIOR TO FORMING AND POORING SLAB
- VERIFY ALL SLAB BLACKOUTS AND DEPRESSIONS WITH TENANT ARCHITECT

Mark A. Bookspan  
 Architects Orange  
 CA OFFICE: 144 N. Orange Street |  
 Orange CA 92866  
 AZ OFFICE: 6000 E. Thomas Road |  
 Scottsdale, AZ 85251  
 Office 714.289.3220;  
 Cell 949.923.8556  
 markb@architectsorange.com

### SHEET KEYNOTES

- EXTERIOR WALL: 1/2" CEMENT PLASTER OVER 12" CMU WALL
- STOREFRONT WINDOW BY KAWNEER: ANTIQUE BROMZE SYSTEM WITH SUNGUARD SUPERNEUTRAL 68 DUAL GLAZING (U=0.29)
- LINE OF CANOPY ABOVE
- STORM WATER CONNECTION
- 5" CONCRETE SLAB ON GRADE
- FUTURE TENANT DEMISING WALL LOCATIONS
- ROOF ACCESS LADDER WITH HATCH ABOVE
- RAINWATER LEADER, EXTEND TO 5' BEYOND BLDG. SLAB EDGE, SEE CIVIL AND PLUMBING DWGS.
- ELECTRICAL TRANSFORMER LOCATION, SEE ELEC.
- MAIN ELECTRICAL SWITCH GEAR, SEE ELEC.
- FIRE SPRINKLER ROOM
- GAS METERS, SEE PLUMBING DWGS.
- OVERFLOW DRAIN TO DAYLIGHT AT BOTTOM OF COLUMN (PROVIDE CONCRETE SPLASH BLOCK AT LANDSCAPE AREAS)
- KNOX BOX SYSTEM (KEYBOX). LOCATE PER FIRE PREVENTION BUREAU REQUIREMENTS
- STRUCTURAL COLUMN, SEE STRUCT. DWGS.

# BROKAW COMMONS

1015 EAST BROKAW ROAD  
SAN JOSE, CALIFORNIA

DOLLINGER PROPERTIES

KENNETH RODRIGUES & PARTNERS INC.  
445 NORTH WHISMAN ROAD, SUITE 200  
MOUNTAIN VIEW, CA 950 965 0700

CONSULTANT

KEYMAP

REVISION  
05.02.11 PLAN CHECK SUBMITTAL SET

PROJECT NO. 24.571 DATE 05.02.11  
DRAWN BY NB SCALE AS SHOWN  
CHECKED BY KR

## FLOOR PLAN LA FITNESS

NORTH N TRUE

# A2.7

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